

128.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

647,600 / 647,600

USE VALUE:

647,600 / 647,600

ASSESSED:

647,600 / 647,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		ORCHARD PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HINKEL TIMOTHY S	
Owner 2: HINKEL OLGA	
Owner 3:	

Street 1: 12 ORCHARD PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BOND LINDA J G -

Owner 2: -

Street 1: 12 ORCHARD PL

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,808 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3808		Sq. Ft.	Site		0	80.	1.40	9									427,392						427,400	

Total AC/HA: 0.08742

Total SF/SM: 3808

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 427,392

Spl Credit

Total: 427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 647,600 / 647,600
 647,600 / 647,600
 647,600 / 647,600

User Acct	83064
GIS Ref	
GIS Ref	
Insp Date	
05/08/18	

USER DEFINED	
Prior Id # 1:	83064
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	00:23:38
LAST REV	
Date	Time
05/16/18	14:33:47
ekelly	
10026	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	4 - Solid Wood 10%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	1	Rating: Average	OF=LAUNDRY SINK & TOILET IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating: Fair	

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 1 HB	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	26.4		%

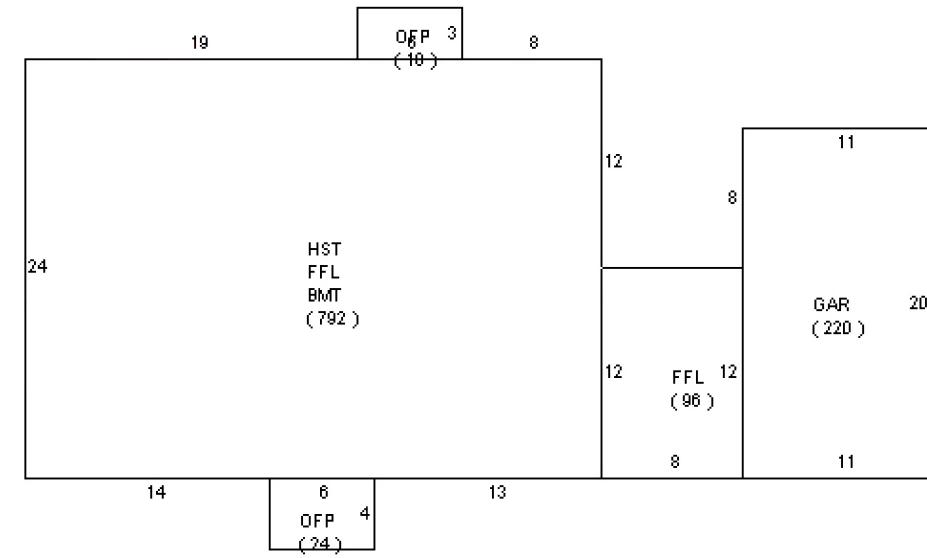
CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97204322
Adj \$ / SQ:	137.787
Other Features:	66100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299151
Depreciation:	78976
Depreciated Total:	220175

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	137.79
Special Features:	0	Val/Su Net:	94.18
Final Total:	220200	Val/Su SzAd:	171.50

COMMENTS**SKETCH****PARCEL ID**

128.0-0003-0004.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	888	137.790	122,355						
BMT	Basement	792	61.490	48,698						
HST	Half Story	396	137.790	54,564						
GAR	Garage	220	25.630	5,638						
OPF	Open Porch	42	42.770	1,796						
	Net Sketched Area:	2,338		Total: 233,051						
	Size Ad	1284	Gross Are	2734	FinArea	1878				

IMAGE**AssessPro Patriot Properties, Inc**